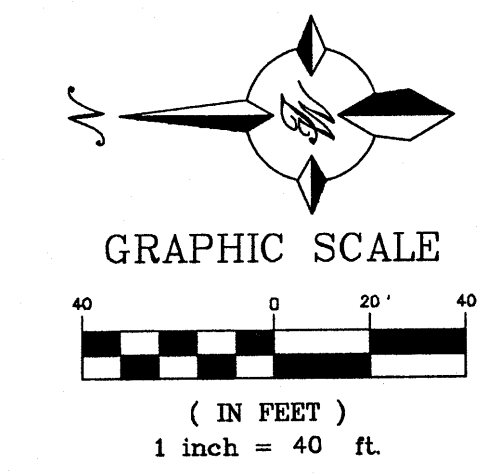


VICINITY MAP E-17-Z
 FIRM MAP FM35001C0136G, FM35001C0137H

LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	BUILDING
	RETAINING WALL
	5010 CONTOUR MAJOR
	5011 CONTOUR MINOR
	x 5048.25 SPOT ELEVATION
	5010 EXISTING CURB & GUTTER
	5010 EXISTING CONTOUR MAJOR
	5011 EXISTING CONTOUR MINOR
	x 5048.25 EXISTING SPOT ELEVATION



- NOTICE TO CONTRACTORS**
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 - BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 - MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 - SOURCE OF TOPO IS ALTA/ACSM LAND TITLE SURVEY OF LOT 2 HARMS INDUSTRIAL PARK PREPARED BY PRECISION SURVEYS, INC DATED JUNE, 2014.

- EROSION CONTROL NOTES**
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 - REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

- NOTICE TO CONTRACTORS**
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 - ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 - BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 - MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 - WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

- KEYED NOTE:**
- (A) CURB CUT
 - (B) SIDEWALK CULVERT

CAUTION:
 ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS. PRIOR TO STARTING THE WORK, ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

	6701 JEFFERSON ST ALBUQUERQUE, NM	DRAWN BY pm
	GRADING AND DRAINAGE PLAN	DATE 1-29-16
VINCENT P. CARRICA P.E. #16212	TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2014065-GR
		SHEET # GR-1
		JOB # 2014065

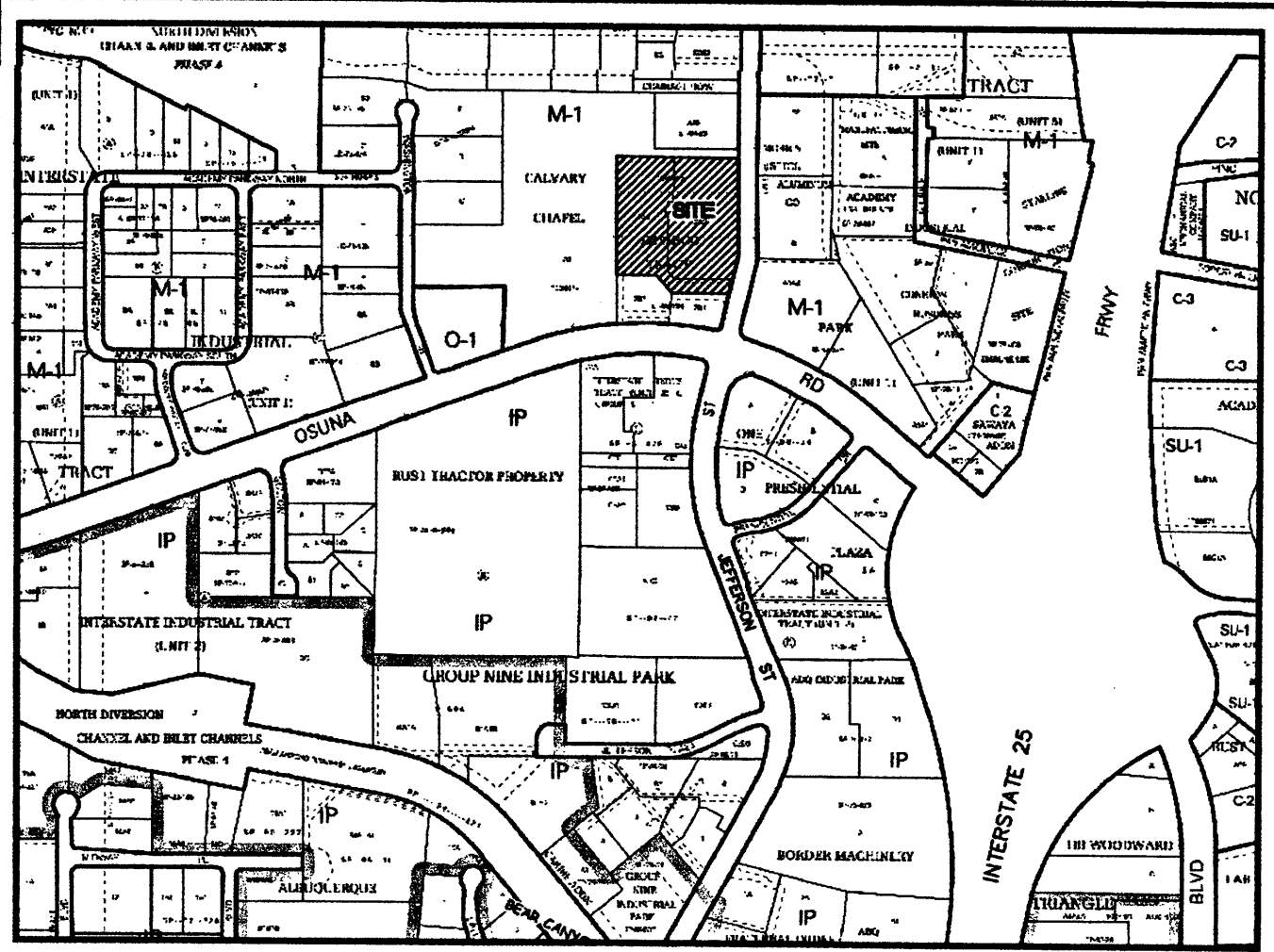
**Preliminary Plat for
Lots 1-4, Independence Square
Being Comprised of
Lots 2-A-1 & 2-A-2, Tract B, Enviroco Tract
City of Albuquerque
Bernalillo County, New Mexico
January 2016**

**PROJECT: 1005517
DATE: 2-10-16
APP: 16-70046
REQUEST: P.C.F**

Disclosure Statement
THE PURPOSE OF THIS PLAT IS TO:

1. CREATE 4 NEW LOTS.
2. GRANT EASEMENT AS SHOWN HEREON.
3. VACATE EASEMENTS AS SHOWN HEREON.
4. LOT LINES TO BE ELIMINATED SHOWN AS THUS

Benchmark - NAVD 88
ACS MONUMENT "13_E17" HAVING AN ELEVATION OF 5141.036'



Vicinity Map Zone Atlas E-17-Z

LINE	LENGTH	BEARING
L1	48.87'	N 76°06'03" W
L2	56.00'	S 89°59'54" E
L3	15.63'	N 18°21'53" E

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARING AND DISTANCES PER PLAT OF RECORD (5/18/07, 07C-127)
●	FOUND AS INDICATED
○	SET BATHYEM MARKER "LS 14271" UNLESS OTHERWISE NOTED

Easement Notes

- 1 10' PNM EASEMENT (94C-180, 06/02/94) VACATED WITH THE FILING OF THIS PLAT
- 2 12' X 22' PNM EASEMENT (94C-180, 06/02/94) (MODIFIED BY 07C-127, 05/18/07) VACATED WITH THE FILING OF THIS PLAT
- 3 BLANKET SURFACE DRAINAGE EASEMENT ON LOT 2-A-1, FOR THE BENEFIT OF LOT 2-A-2 (07C-127, 05/18/07) VACATED WITH THE FILING OF THIS PLAT
- 4 ACCESS EASEMENT AGREEMENT (BK. 95-21, PG. 6308-6315, 09/06/95)
- 5 EASEMENT AGREEMENT (BK. 95-9, PG. 1118-1134, 04/12/95)
- 6 PRIVATE INGRESS & EGRESS EASEMENT & LANDSCAPE EASEMENT (94C-180, 06/02/94)
- 7 10' UNDERGROUND ELECTRIC EASEMENT (C20-120, 12/10/82)
- 8 25' PRIVATE INGRESS/EGRESS, SANITARY SEWER EASEMENT AND PRIVATE DRAINAGE EASEMENT (94C-180, 06/02/94)
- 9 SIGN VISIBILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT NO IMPROVEMENTS HIGHER THAN THE BASE OF SIGN SHALL BE BUILT WITHIN THIS RESTRICTED AREA

Legal

LOT TWO-A-1 (2-A-1) AND TWO-A-2 (2-A-2) OF TRACT LETTERED "B" ENVIRO TRACT AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 18, 2007, IN MAP BOOK 2007C, FOLIO 127, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, LYING ON THE WESTERLY RIGHT-OF-WAY OF JEFFERSON STREET NE, MARKED BY A CHISELED "X" IN CONCRETE, WHENCE A TIE TO ACS MONUMENT "1_25_14" BEARS N 52°44'54" E, A DISTANCE 2899.32 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID RIGHT-OF-WAY THE FOLLOWING TWO COURSES;

S 00°04'51" W, A DISTANCE OF 442.00 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X" IN CONCRETE;

S 13°43'38" W, A DISTANCE OF 174.75 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A CHISELED "X" IN CONCRETE;

THENCE, LEAVING SAID RIGHT-OF-WAY N 89°26'47" W, A DISTANCE OF 255.45 FEET TO AN ANGLE POINT, MARKED BY A 3" X 3" SQUARE PIPE;

THENCE, N 41°31'05" W, A DISTANCE OF 105.32 FEET TO AN ANGLE POINT, MARKED BY A PK NAIL WITH DISC. "LS 6126";

THENCE, N 89°55'02" W, A DISTANCE OF 175.40 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A REBAR WITH CAP "LS 6126";

THENCE, N 00°04'55" E, A DISTANCE OF 533.11 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A PK NAIL;

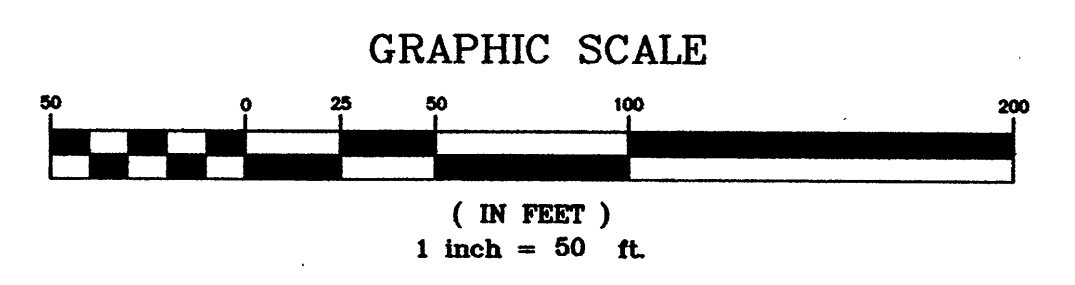
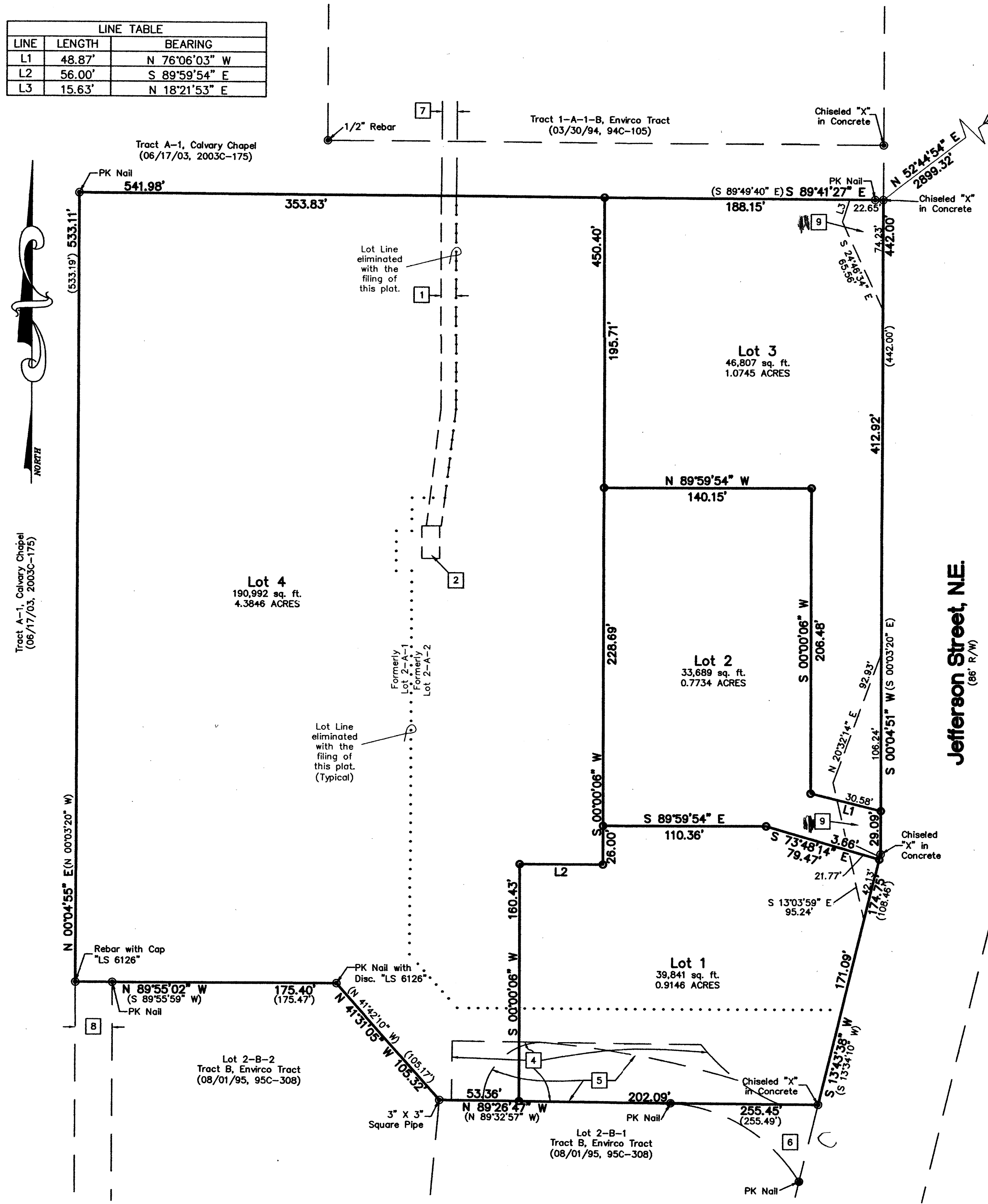
THENCE, S 89°41'27" E, A DISTANCE OF 541.98 FEET TO THE POINT OF BEGINNING, CONTAINING 7.1471 ACRES (311,328 SQ. FT.) MORE OR LESS.

Notes

1. FIELD SURVEY PERFORMED IN NOVEMBER, DECEMBER 2012 AND SURFACE UPDATED WITH REGARDS TO THE SURFACE AND CONTOURS ONLY IN MARCH 2014.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES RECORD ROTATED TO NEW MEXICO STATE PLANE COORDINATES (NAD83-GRID).
4. TOTAL NUMBER OF EXISTING LOTS: 2
5. TOTAL NUMBER OF LOTS CREATED: 4
6. TOTAL MILEAGE OF STREETS CREATED: 0
7. TOTAL AREA: 7.1471 ACRES
8. THE ZONING FOR SUBJECT PROPERTY IS: M-1
9. PROPERTY CORNERS TO BE SET ARE AND 18" BATHYEM MONUMENT WITH STEEL CAP STAMPED "LS 14271"

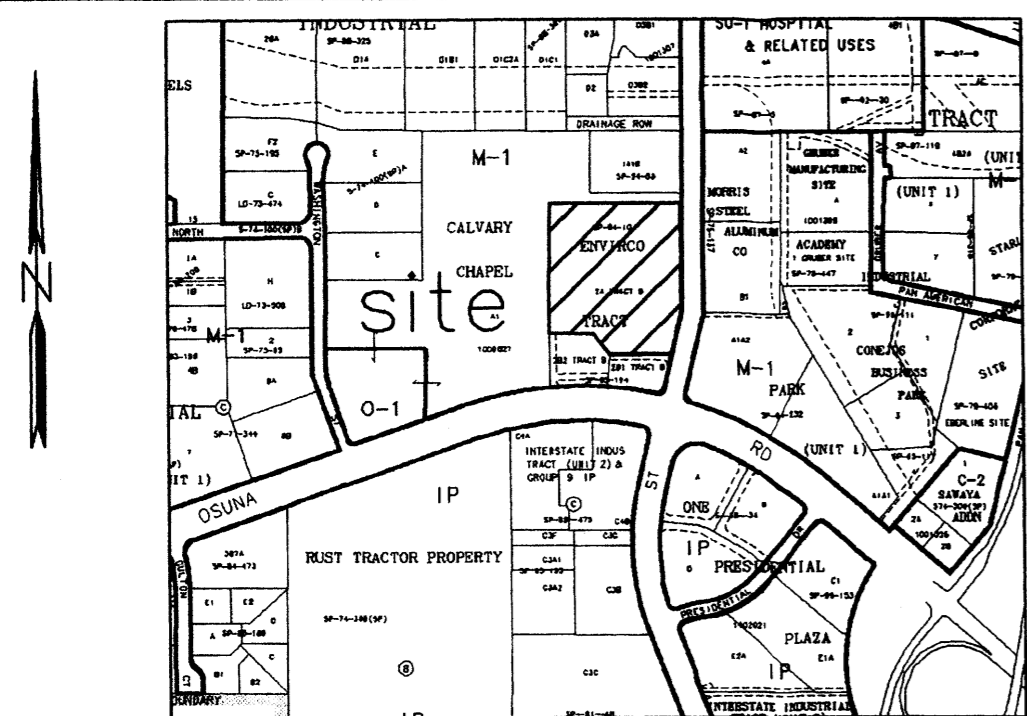
[Signature]
SCOTT THROCKMORTON, MANAGER
ARGUS JEFFERSON PARTNERS, LLC, OWNER
DATE: Feb 1, 2016

[Signature]
Soren M. Risenhoover P.S.
CITY SURVEYOR
LOREN RISENHOVER
DATE: 2/2/16



CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244 Sheet 1 of 1



Vicinity Map
no scale

Zone Atlas Page Number E-17
Talos Log Number 2007151508

Subdivision Data

- Total gross acreage: 7.1472 acres
- Zoning: M-1
- Total number of lots created by this plat is 2.
- Bearings are based on the Plat of Lots 2-A & 2-B, Tract B, Envirco Tract filed June 2, 1994, Volume 94C, Folio 180. Rotate bearings 00°08'30" clockwise to obtain New Mexico State Plane Grid, Central Zone bearings.
- Record and measured bearings and distances are identical.
- Unless otherwise indicated all corners are set 1/2" rebar w/cap LS 6126.
- Date of field survey: April 2007
- Documents used:
Plat of Lots 2-A & 2-B, Tract B, Envirco Tract filed June 2, 1994, Volume 94C, Folio 180.
Title Commitment No. 6219001792, effective December 15, 2006, issued by Commonwealth Land Title Insurance Company, countersigned by LandAmerica Albuquerque Title.
Warranty Deed recorded 2/12/2007, Book A132, Page 2851

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- PNM Electric Services for the installation, maintenance, and service of overhead and underground electric lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
- PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas service.
- Qwest Telecommunications for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- Comcast, Inc. for the installation, maintenance and service of such lines, cable and related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to, within, or near easements shown on this plat.

N/A	PNM ELECTRIC SERVICES	DATE
N/A	PNM GAS SERVICES	DATE
N/A	QWEST TELECOMMUNICATIONS	DATE
N/A	COMCAST, INC.	DATE

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

LEGAL DESCRIPTION

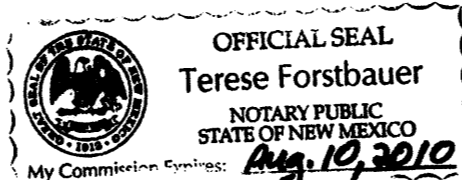
Lot 2-A as the same is shown and designated on the Plat of Lots 2-A & 2-B, Tract B, Envirco Tract, City of Albuquerque, Bernalillo County, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico on June 2, 1994 in Plat Book 94C, page 180.

FREE CONSENT AND DEDICATION

The platting of the land comprising Lots 2-A-1 and 2-A-2 as shown hereon and all easements shown hereon are with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof. Said owners do hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees. Said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Centurion Jefferson, LLC, a New Mexico Limited Liability Company

Aaron Hazelrigg
Aaron Hazelrigg, Member



ACKNOWLEDGMENT

State of New Mexico }
County of Bernalillo } SS
This instrument was acknowledged before me this 16th day of MAY, 2007 by Aaron Hazelrigg.

Notary Public Terese Forstbauer My Commission expires AUGUST 10, 2010

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 10170622924661007
PROPERTY OWNER OF RECORD: Garnand Bruce i mangun
BERNALILLO COUNTY TREASURER'S OFFICE: Crispino 5/18/07



Lots 2-A-1 & 2-A-2
Being a Replat of
Lot 2-A

Tract B, Envirco Tract
Projected Section 26, T.11N., R.3E., N.M.P.M.
Elena Gallegos Grant
City of Albuquerque
Bernalillo County, New Mexico
April 2007

PROJECT NUMBER 1005517
Application Number 07 DEB 00660

The purpose of this plat is to divide Lot 2-A into two (2) lots and grant a blanket surface drainage easement.

APPROVED AND ACCEPTED BY:

- | | |
|--|----------------|
| <i>[Signature]</i> | <u>5-16-07</u> |
| CITY SURVEYOR | DATE |
| <u>N/A</u> | <u>5/18/07</u> |
| REAL PROPERTY DIVISION | DATE |
| <u>N/A</u> | <u>5/18/07</u> |
| ENVIRONMENTAL HEALTH DEPARTMENT | DATE |
| <i>[Signature]</i> | <u>5-17-07</u> |
| TRAFFIC ENGINEERING, TRANSPORTATION DIVISION | DATE |
| <i>[Signature]</i> | <u>5-18-07</u> |
| WATER UTILITY DEPARTMENT | DATE |
| <i>[Signature]</i> | <u>5/18/07</u> |
| PARKS & RECREATION DEPARTMENT | DATE |
| <i>[Signature]</i> | <u>5/17/07</u> |
| A.M.A.F.C.A. | DATE |
| <i>[Signature]</i> | <u>5/17/07</u> |
| CITY ENGINEER | DATE |
| <i>[Signature]</i> | <u>5/18/07</u> |
| DRB CHAIRPERSON, PLANNING DEPARTMENT | DATE |

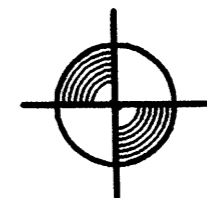
SURVEYOR'S AFFIDAVIT

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Professional Land Surveyors effective May 1, 2007 and shows easements of record as indicated on Title Commitment No. 6219001792, effective December 15, 2006 issued by Commonwealth Land Title Insurance Company, countersigned by LandAmerica Albuquerque Title, and that the information shown hereon is true and correct to the best of my knowledge and belief.

[Signature] 5/16/07
Ronald A. Forstbauer Date
N.M.L.S. No. 6126



Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax 268-2032
Sheet 1 of 2

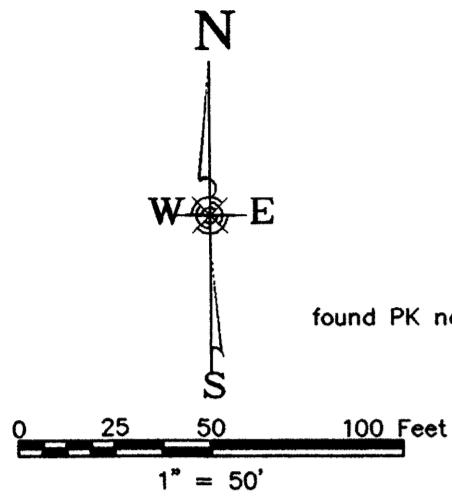


Albuquerque Control Survey
 1-25-14
 New Mexico State Plane
 Grid Coordinates
 Central Zone NAD 1927
 X = 399,828.26
 Y = 1,514,860.92
 G/G Factor 0.99966298
 delta alpha = -00'11'35"
 NGVD 1929 Elevation 5196.73

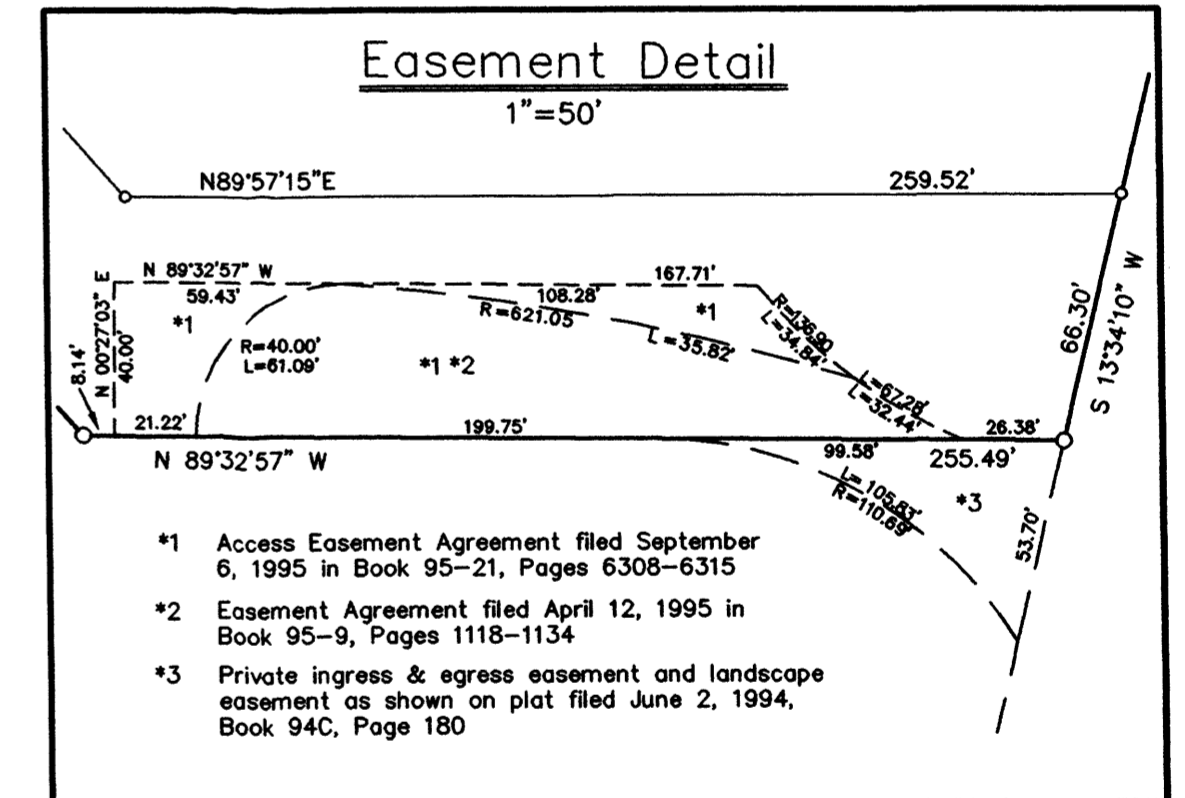
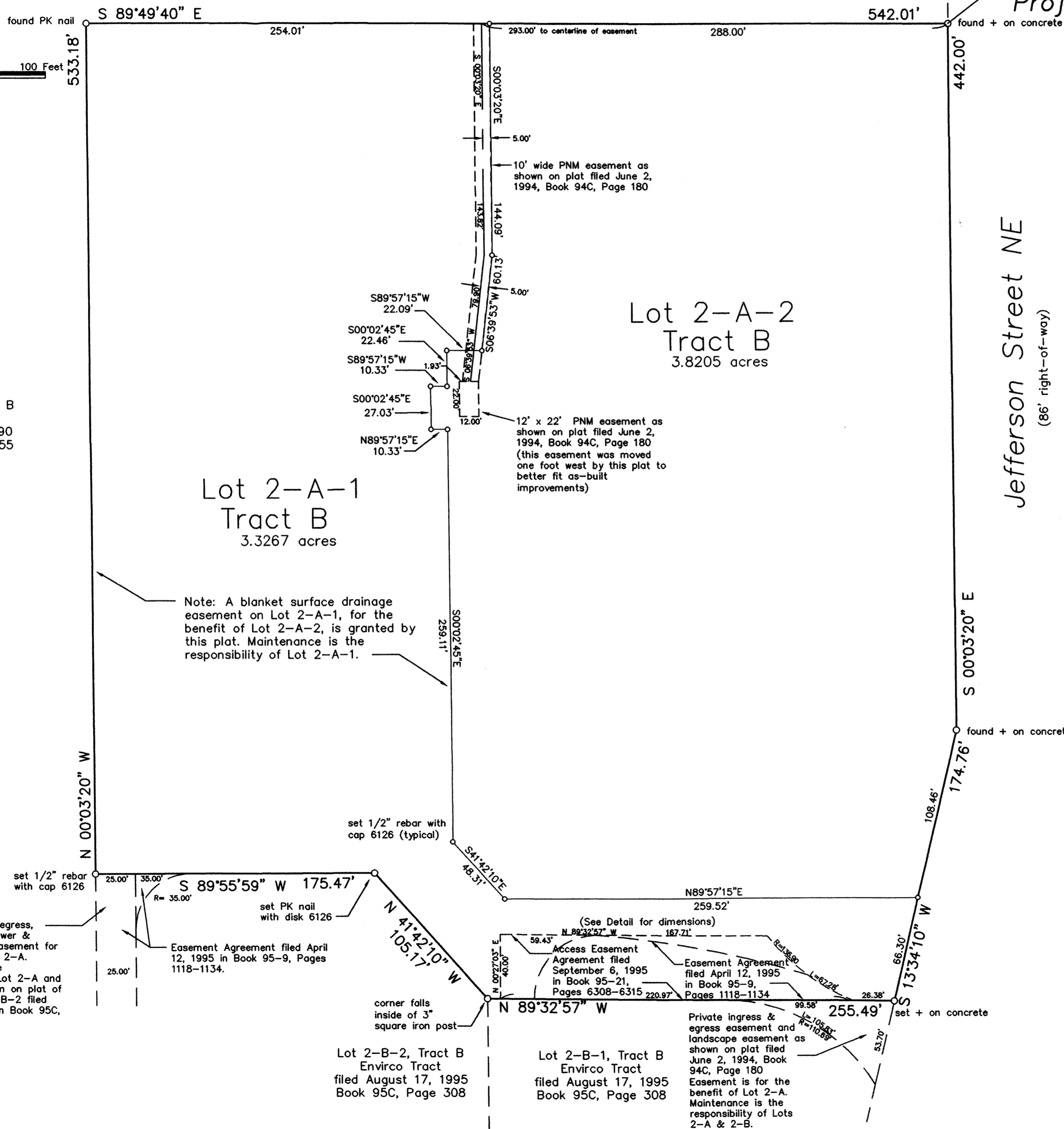
Lots 2-A-1 & 2-A-2
 Being a Replat of
 Lot 2-A
 Tract B, Envirco Tract
 Projected Section 26, T.11N., R.3E., N.M.P.M.
 Elena Gallegos Grant
 City of Albuquerque
 Bernalillo County, New Mexico
 April 2007

2687873888
 6656635
 Page: 2 of 2
 85/18/2807 02:28P
 Bk-2807C Pg-127

Maggie Toulouse Bern. Co. PLAT R 12.00



Lot 1-A-1, Tract B
 Envirco Tract
 filed March 1, 1990
 Book 90C, Page 55



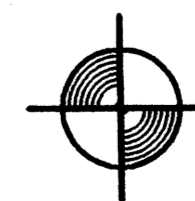
Private ingress & egress, private sanitary sewer & private drainage easement for the benefit of Lot 2-A. Maintenance is the responsibility of Lot 2-A and Lot 2-B. As shown on plat of Lots 2-B-1 & 2-B-2 filed August 17, 1995 in Book 95C, Page 308.

Easement Agreement filed April 12, 1995 in Book 95-9, Pages 1118-1134.

Lot 2-B-2, Tract B
 Envirco Tract
 filed August 17, 1995
 Book 95C, Page 308

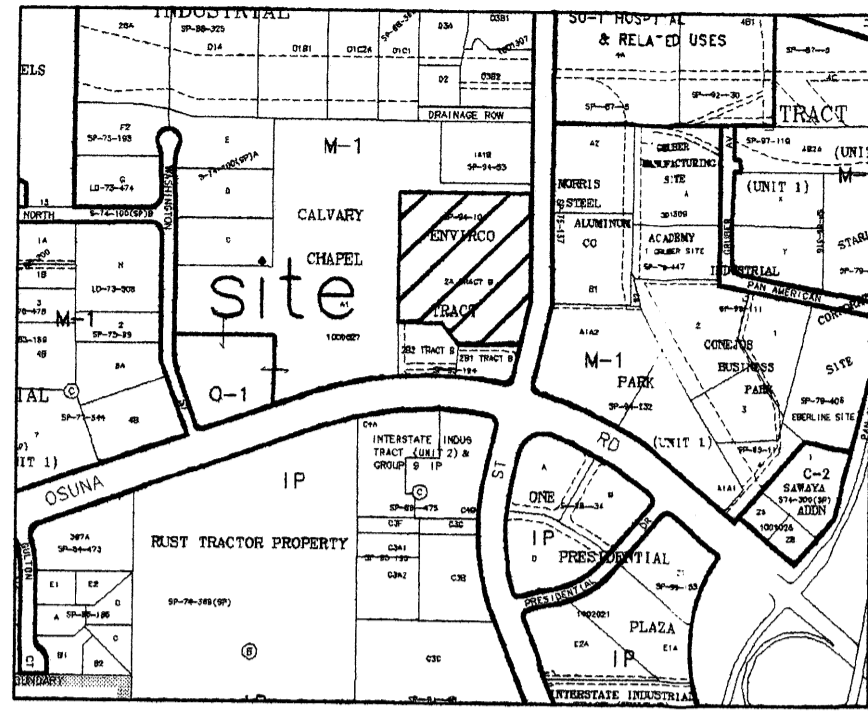
Lot 2-B-1, Tract B
 Envirco Tract
 filed August 17, 1995
 Book 95C, Page 308

Private ingress & egress easement and landscape easement as shown on plat filed June 2, 1994, Book 94C, Page 180. Easement is for the benefit of Lot 2-A. Maintenance is the responsibility of Lots 2-A & 2-B.



Forstbauer Surveying, L.L.C.
 4116 Lomas Boulevard NE
 Albuquerque, New Mexico 87110
 (505) 268-2112 Fax 268-2032
 Sheet 2 of 2

Lots 2-A-1 & 2-A-2
 Being a Replat of
 Lot 2-A
 Tract B, Envirco Tract
 Section 26, T.11N., R.3E., N.M.P.M.
 Elena Gallegos Grant
 City of Albuquerque
 Bernalillo County, New Mexico
 April 2007



Vicinity Map
 no scale

Zone Atlas Page Number E-17
 Talos Log Number 2007151508

Subdivision Data

1. Total gross acreage: 7.1473 acres
2. Zoning: M-1
3. Total number of lots created by this plat is 2.
4. Bearings are based on the Plat of Lots 2-A & 2-B, Tract B, Envirco Tract filed June 2, 1994, Volume 94C, Folio 180. Rotate bearings 00°08'30" clockwise to obtain New Mexico State Plane Grid, Central Zone bearings.
5. Record and measured bearings and distances are identical.
6. Unless otherwise indicated all corners are set 1/2" rebar w/cap LS 6126.
7. Date of field survey: April 2007
8. Documents used:
 Plat of Lots 2-A & 2-B, Tract B, Envirco Tract filed June 2, 1994, Volume 94C, Folio 180.
 Title Commitment No. 6219001792, effective December 15, 2006, issued by Commonwealth Land Title Insurance Company, countersigned by LandAmerica Albuquerque Title.
 Warranty Deed recorded 2/12/2007, Book A132, Page 2851

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. PNM Electric Services for the installation, maintenance, and service of overhead and underground electric lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas service.
3. Qwest Telecommunications for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Comcast, Inc. for the installation, maintenance and service of such lines, cable and related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to, within, or near easements shown on this plat.

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST, INC.	DATE

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

LEGAL DESCRIPTION

Lot 2-A as the same is shown and designated on the Plat of Lots 2-A & 2-B, Tract B, Envirco Tract, City of Albuquerque, Bernalillo County, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico on June 2, 1994 in Plat Book 94C, page 180.

FREE CONSENT AND DEDICATION

The platting of the land comprising Tracts 2-A-1 and 2-A-2 as shown hereon and all easements shown hereon are with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof. Said owners do hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees. Said owners do hereby dedicate the additional public right-of-way shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants. Said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Centurion Jefferson, LLC, a New Mexico Limited Liability Company

Aaron Hazelrigg, Member

ACKNOWLEDGMENT

State of New Mexico }
 County of Bernalillo } SS

This instrument was acknowledged before me this ____ day of _____, 2007 by Aaron Hazelrigg.

Notary Public _____ My Commission expires _____

PROJECT NUMBER _____
 Application Number _____

The purpose of this plat is to divide Lot 2-A into two (2) tracts.

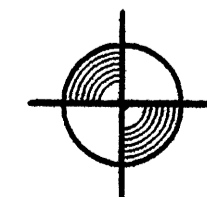
APPROVED AND ACCEPTED BY:

_____ CITY SURVEYOR	_____ DATE
_____ REAL PROPERTY DIVISION	_____ DATE
_____ ENVIRONMENTAL HEALTH DEPARTMENT	_____ DATE
_____ TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	_____ DATE
_____ WATER UTILITY DEPARTMENT	_____ DATE
_____ PARKS & RECREATION DEPARTMENT	_____ DATE
_____ A.M.A.F.C.A.	_____ DATE
_____ CITY ENGINEER	_____ DATE
_____ DRB CHAIRPERSON, PLANNING DEPARTMENT	_____ DATE

SURVEYOR'S AFFIDAVIT

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Professional Land Surveyors effective October 1, 2000 and shows easements of record as indicated on Title Commitment No. 6219001792, effective December 15, 2006 issued by Commonwealth Land Title Insurance Company, countersigned by LandAmerica Albuquerque Title, and that the information shown hereon is true and correct to the best of my knowledge and belief.

 Ronald A. Forstbauer Date
 N.M.L.S. No. 6126

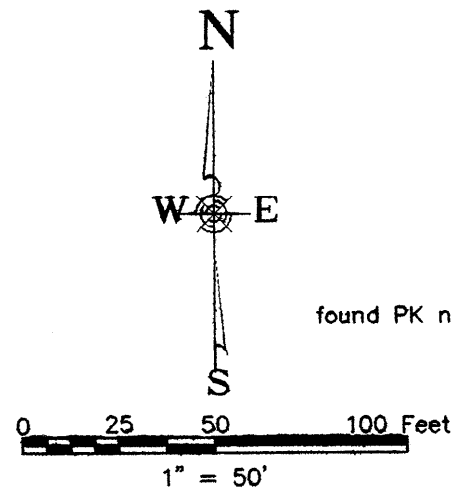


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 4116 Lomas Boulevard NE
 Albuquerque, New Mexico 87110
 (505) 268-2112 Fax 268-2032

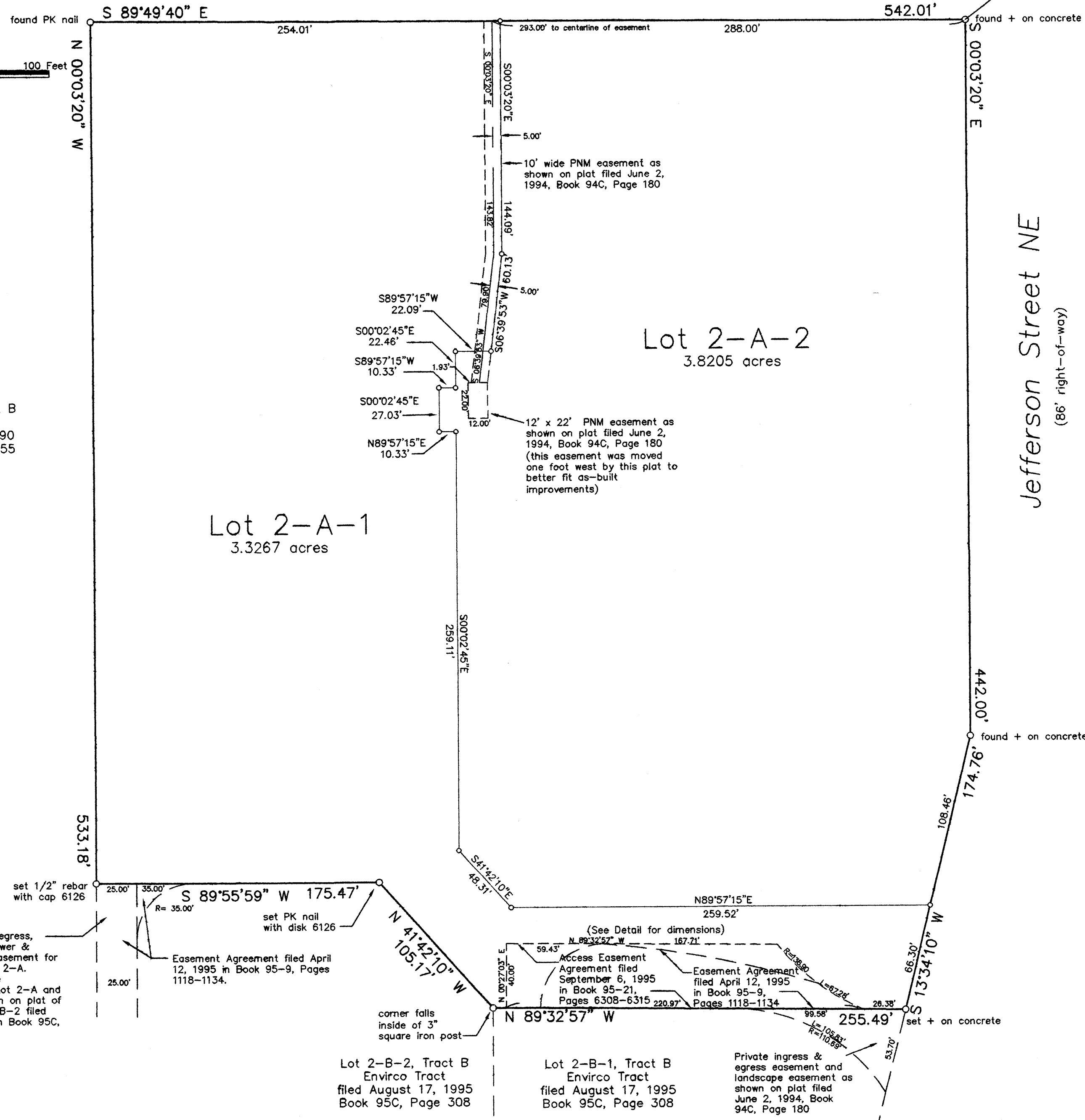
Lots 2-A-1 & 2-A-2
 Being a Replat of
 Lot 2-A
 Tract B, Envirco Tract
 Section 26, T.11N., R.3E., N.M.P.M.
 Elena Gallegos Grant
 City of Albuquerque
 Bernalillo County, New Mexico
 April 2007

Albuquerque Control Survey
 I-25-14
 New Mexico State Plane
 Grid Coordinates
 Central Zone NAD 1927
 X = 399,828.26
 Y = 1,514,860.92
 G/G Factor 0.99966298
 delta alpha = -00°11'35"
 NGVD 1929 Elevation 5196.73

Lot 1-A-1, Tract B
 Envirco Tract
 filed March 1, 1990
 Book 90C, Page 55



Lot 1-A-1, Tract B
 Envirco Tract
 filed March 1, 1990
 Book 90C, Page 55



Private ingress & egress, private sanitary sewer & private drainage easement for the benefit of Lot 2-A. Maintenance is the responsibility of Lot 2-A and Lot 2-B. As shown on plat of Lots 2-B-1 & 2-B-2 filed August 17, 1995 in Book 95C, Page 308.

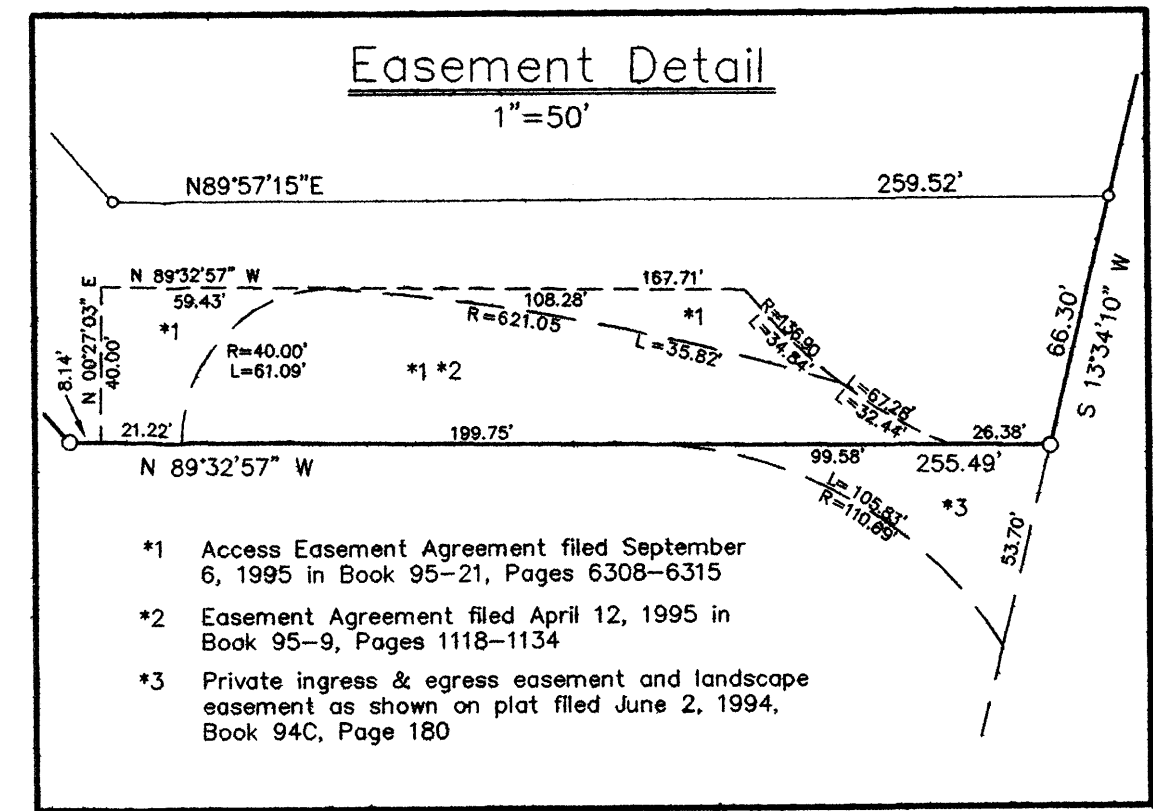
Easement Agreement filed April 12, 1995 in Book 95-9, Pages 1118-1134.

Lot 2-B-2, Tract B
 Envirco Tract
 filed August 17, 1995
 Book 95C, Page 308

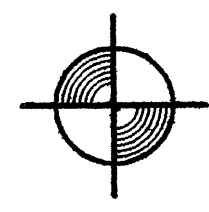
Lot 2-B-1, Tract B
 Envirco Tract
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 Book 95C, Page 308

Private ingress & egress easement and landscape easement as shown on plat filed June 2, 1994, Book 94C, Page 180

Jefferson Street NE
 (86' right-of-way)



- *1 Access Easement Agreement filed September 6, 1995 in Book 95-21, Pages 6308-6315
- *2 Easement Agreement filed April 12, 1995 in Book 95-9, Pages 1118-1134
- *3 Private ingress & egress easement and landscape easement as shown on plat filed June 2, 1994, Book 94C, Page 180



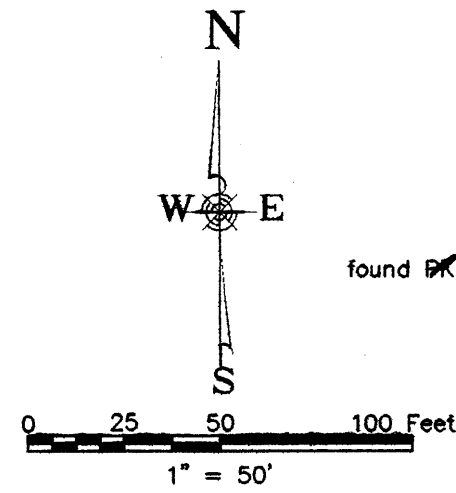
Forstbauer Surveying, L.L.C.
 4116 Lomas Boulevard NE
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 Sheet 2 of 2

Improvement Sketch

Lot 1-A-1, Tract B
Envirco Tract
filed March 1, 1990
Book 90C, Page 55

Albuquerque Control Survey
1-25-14
New Mexico State Plane
Grid Coordinates
Central Zone NAD 1927
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Lots 2-A-1 & 2-A-2
Being a Replat of
Lot 2-A
Tract B, Envirco Tract
Section 26, T.11N., R.3E., N.M.P.M.
Elena Gallegos Grant
City of Albuquerque
Bernalillo County, New Mexico
April 2007



Lot 1-A-1, Tract B
Envirco Tract
filed March 1, 1990
Book 90C, Page 55

Lot 2-A-1
3.3267 acres

Lot 2-A-2
3.8205 acres

1 story
warehouse
and
office
building

Jefferson Street NE
(86' right-of-way)

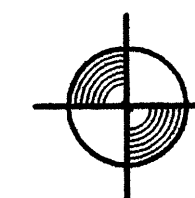
Private ingress & egress,
private sanitary sewer &
private drainage easement for
the benefit of Lot 2-A.
Maintenance is the
responsibility of Lot 2-A and
Lot 2-B. As shown on plat of
Lots 2-B-1 & 2-B-2 filed
August 17, 1995 in Book 95C,
Page 308.

Easement Agreement filed April
12, 1995 in Book 95-9, Pages
1118-1134.

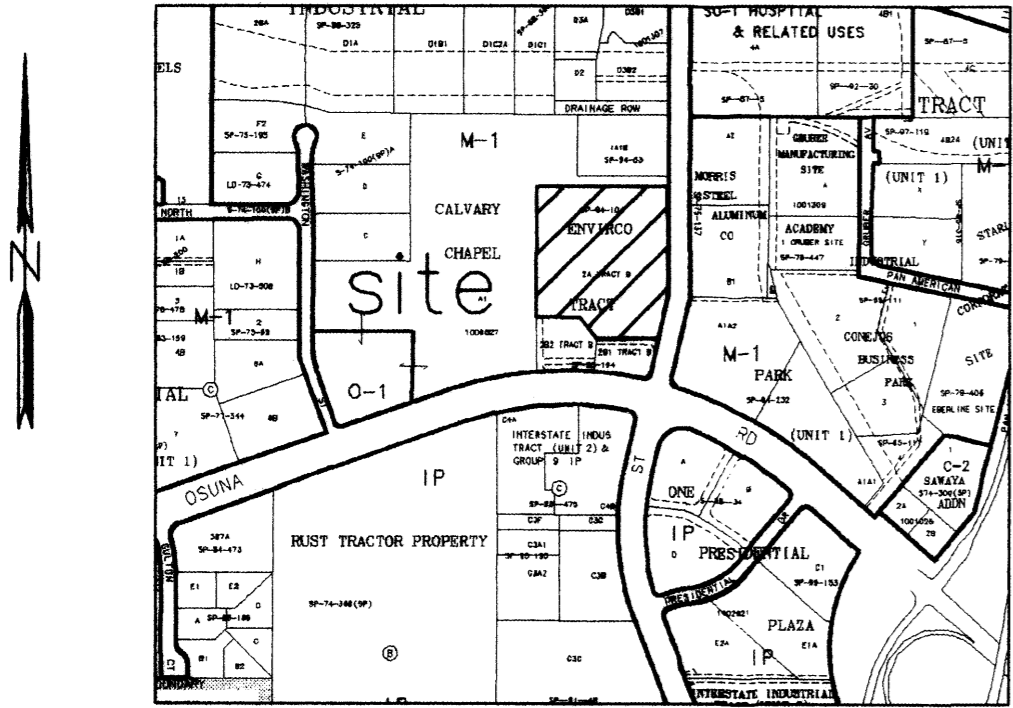
Lot 2-B-2, Tract B
Envirco Tract
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Book 95C, Page 308

Lot 2-B-1, Tract B
Envirco Tract
filed August 17, 1995
Book 95C, Page 308

Private ingress &
egress easement and
landscape easement as
shown on plat filed
June 2, 1994, Book
94C, Page 180



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Vicinity Map
no scale

Lots 2-A-1 & 2-A-2
 Being a Replat of
Lot 2-A
Tract B, Envirco Tract
Projected Section 26, T.11N., R.3E., N.M.P.M.
Elena Gallegos Grant
City of Albuquerque
Bernalillo County, New Mexico
 April 2007

Zone Atlas Page Number E-17
Talos Log Number 2007151508

Subdivision Data

1. Total gross acreage: 7.1472 acres
2. Zoning: M-1
3. Total number of lots created by this plat is 2.
4. Bearings are based on the Plat of Lots 2-A & 2-B, Tract B, Envirco Tract filed June 2, 1994, Volume 94C, Folio 180. Rotate bearings 00°08'30" clockwise to obtain New Mexico State Plane Grid, Central Zone bearings.
5. Record and measured bearings and distances are identical.
6. Unless otherwise indicated all corners are set 1/2" rebar w/cap LS 6126.
7. Date of field survey: April 2007
8. Documents used:
 Plat of Lots 2-A & 2-B, Tract B, Envirco Tract filed June 2, 1994, Volume 94C, Folio 180.
 Title Commitment No. 6219001792, effective December 15, 2006, issued by Commonwealth Land Title Insurance Company, countersigned by LandAmerica Albuquerque Title.
 Warranty Deed recorded 2/12/2007, Book A132, Page 2851

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. PNM Electric Services for the installation, maintenance, and service of overhead and underground electric lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas service.
3. Qwest Telecommunications for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Comcast, Inc. for the installation, maintenance and service of such lines, cable and related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to, within, or near easements shown on this plat.

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST, INC.	DATE

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

LEGAL DESCRIPTION

Lot 2-A as the same is shown and designated on the Plat of Lots 2-A & 2-B, Tract B, Envirco Tract, City of Albuquerque, Bernalillo County, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico on June 2, 1994 in Plat Book 94C, page 810.

PROJECT NUMBER _____
Application Number _____

The purpose of this plat is to divide Lot 2-A into two (2) lots and grant a blanket surface drainage easement.

APPROVED AND ACCEPTED BY:

[Signature] 5-16-07
CITY SURVEYOR DATE

REAL PROPERTY DIVISION DATE

ENVIRONMENTAL HEALTH DEPARTMENT DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

WATER UTILITY DEPARTMENT DATE

PARKS & RECREATION DEPARTMENT DATE

A.M.A.F.C.A. DATE

CITY ENGINEER DATE

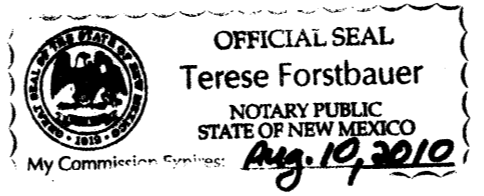
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

FREE CONSENT AND DEDICATION

The platting of the land comprising Lots 2-A-1 and 2-A-2 as shown hereon and all easements shown hereon are with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof. Said owners do hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees. Said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Centurion Jefferson, LLC, a New Mexico Limited Liability Company

[Signature]
Aaron Hazelrigg, Member



ACKNOWLEDGMENT

State of New Mexico }
County of Bernalillo } SS

This instrument was acknowledged before me this 16th day of MAY, 2007 by Aaron Hazelrigg.

Notary Public *[Signature]* My Commission expires August 10, 2010

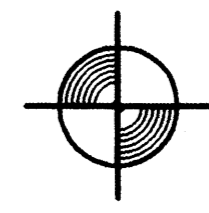
SURVEYOR'S AFFIDAVIT

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Professional Land Surveyors effective May 1, 2007 and shows easements of record as indicated on Title Commitment No. 6219001792, effective December 15, 2006 issued by Commonwealth Land Title Insurance Company, countersigned by LandAmerica Albuquerque Title, and that the information shown hereon is true and correct to the best of my knowledge and belief.

[Signature] 5/16/07
Ronald A. Forstbauer Date
N.M.L.S. No. 6126



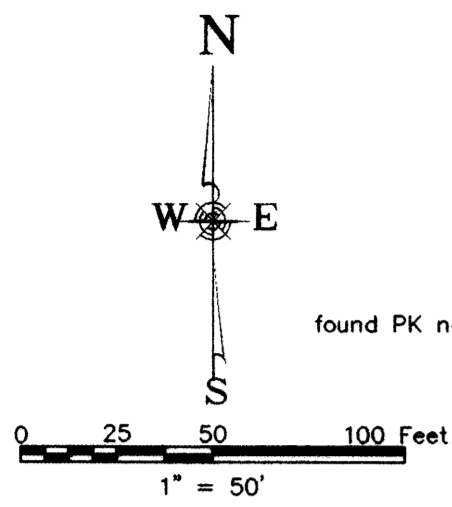
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Lots 2-A-1 & 2-A-2
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 Projected Section 26, T.11N., R.3E., N.M.P.M.
 Elena Gallegos Grant
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 April 2007

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 filed March 1, 1990
 Book 90C, Page 55



Lot 1-A-1, Tract B
 Envirco Tract
 filed March 1, 1990
 Book 90C, Page 55

Lot 2-A-1
 Tract B
 3.3267 acres

Lot 2-A-2
 Tract B
 3.8205 acres

Note: A blanket surface drainage
 easement on Lot 2-A-1, for the
 benefit of Lot 2-A-2, is granted by
 this plat. Maintenance is the
 responsibility of Lot 2-A-1.

Private ingress & egress,
 private sanitary sewer &
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 the benefit of Lot 2-A.
 Maintenance is the
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 Lot 2-B. As shown on plat of
 Lots 2-B-1 & 2-B-2 filed
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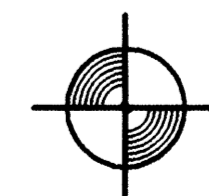
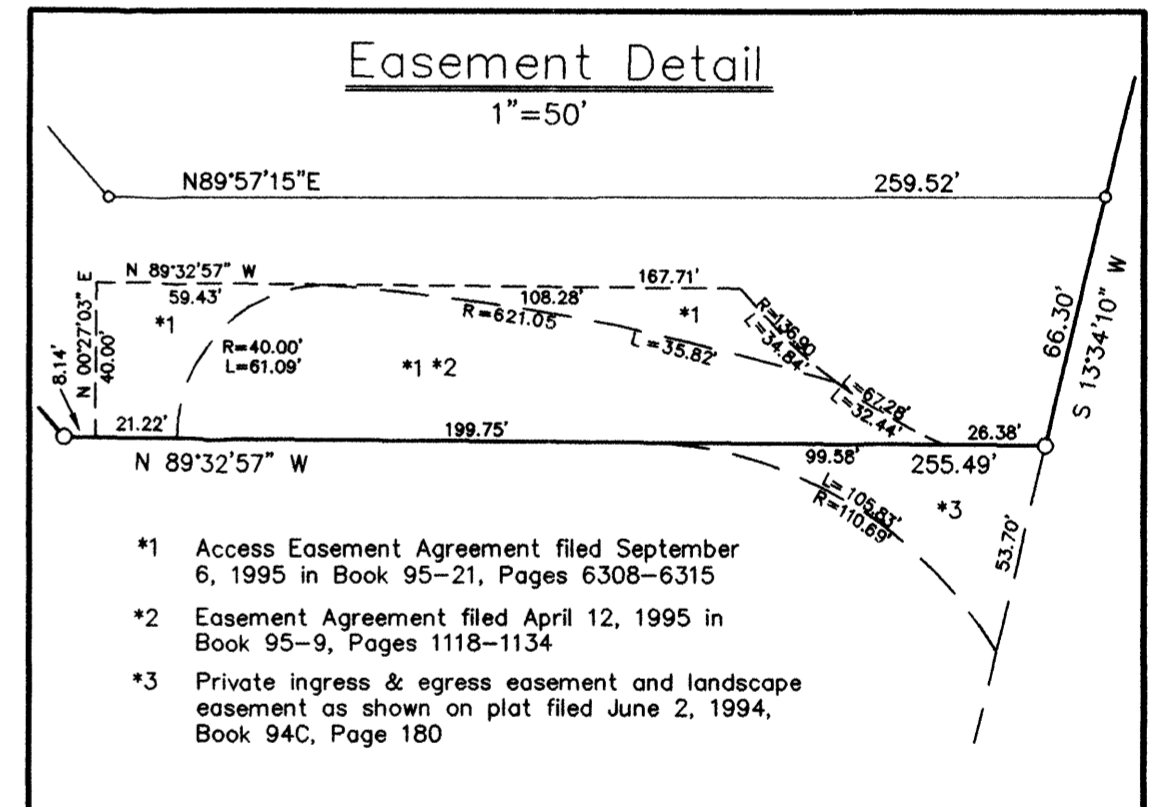
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Private ingress &
 egress easement and
 landscape easement as
 shown on plat filed
 June 2, 1994, Book
 94C, Page 180
 Easement is for the
 benefit of Lot 2-A.
 Maintenance is the
 responsibility of Lots
 2-A & 2-B.

Jefferson Street NE
 (86' right-of-way)



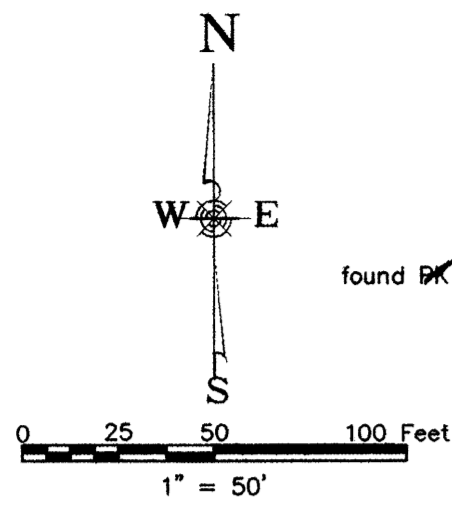
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 Sheet 2 of 2

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 Elena Gallegos Grant
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 April 2007



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1 story
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Jefferson Street NE
 (86' right-of-way)

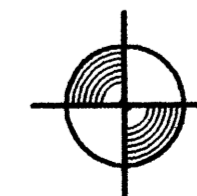
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